



WILSON HEAL



Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200

Lettings | 01494 549966



13 CHANDOS CLOSE
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP6 6PJ

Presented to a very good standard, this spacious extended semi detached bungalow offers flexible and versatile accommodation, situated in a highly desirable and quiet cul de sac location. Offering excellent potential for further development, the property also benefits from a large and totally private garden.

* Entrance Hall * Open Plan Lounge/Dining Room * Modern Integrated Kitchen * Family Room * Master Bedroom with En Suite Shower Room * Two Further Bedrooms * Family Bathroom * Gas Radiator Central Heating * Double Glazed Throughout * Large Private Garden * Quiet Cul de sac location *



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Location: Little Chalfont offers a range of shopping facilities, restaurants, highly regarded schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5 mile radius of the property.

The Property: is approached via a low maintenance resin driveway with parking for several cars. Brick retaining wall to front and hedgerows with gated access to the side accessing the rear garden. On entering the property through the casement part frosted glazed door, **the hallway** has a hardwood oak polished floor, cloaks cupboard and hinged access with ladder to an almost fully boarded and insulated loft space. **The loft** also has a dormer window and excellent potential for conversion to create more accommodation. The large open plan **sitting/family room** aspects onto the rear with door access out onto the rear garden.

There is a feature wood/coal burning stove with stone hearth. The **kitchen** aspect to the rear and benefits from an extensive range of fitted base and eye level storage units and self-closing doors and solid hardwood work surfaces over. Appliances include integrated dishwasher, freestanding fridge/freezer, electric oven with grill and gas hob, extractor hood. The adjacent **dining room** has French doors leading out onto the garden. Large Skylight. Inset down lighters. Built in double storage cupboard with hardwood work surface housing plumbing for washing machine and space for tumble dryer. Further cupboards housing 'Worcester' central heating boiler. The **master bedroom** aspects the front and has a range of fitted triple mirror wardrobes. The **en-suite shower room** has a large fully glazed shower cubicle with large shower head and sliding doors, slate tiled walls, glass wash hand bowl over double cupboard vanity unit with slate tiled splashback. Low level WC. Inset downlighters.

Slate tiled floor. Radiator. Extractor fan. The **second bedroom** has a bay window and aspects the front. Fitted sliding double wardrobes. The third bedroom also has a built in double wardrobe with cupboards over. The **family bathroom** is a **modern** white suite comprising recessed sunken Jacuzzi bath, retractable shower head. Part tiled surround. Inset down lighters. Pedestal wash hand basin. 'Moretti' mixer tap. Splash back. Low level WC. Chrome ladder style radiator/towel rail. Slate tiled floor. Vaulted ceiling with Velux window. Extractor fan. Wall mounted spot lights.

The **rear garden** is an undoubted feature of the property and offers total privacy. Being mainly laid to lawn with high hedgerow borders and a variety of flowers and shrubs. Summerhouse and garden store. Raised patio area. Side access with gate to front of property.



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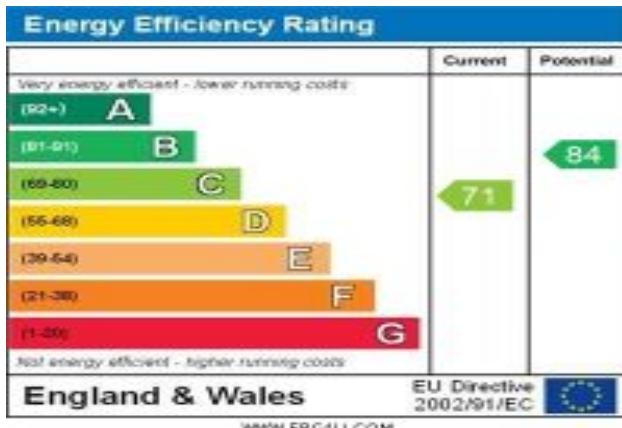


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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (e.g.: Passport) and proof of address (e.g.: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



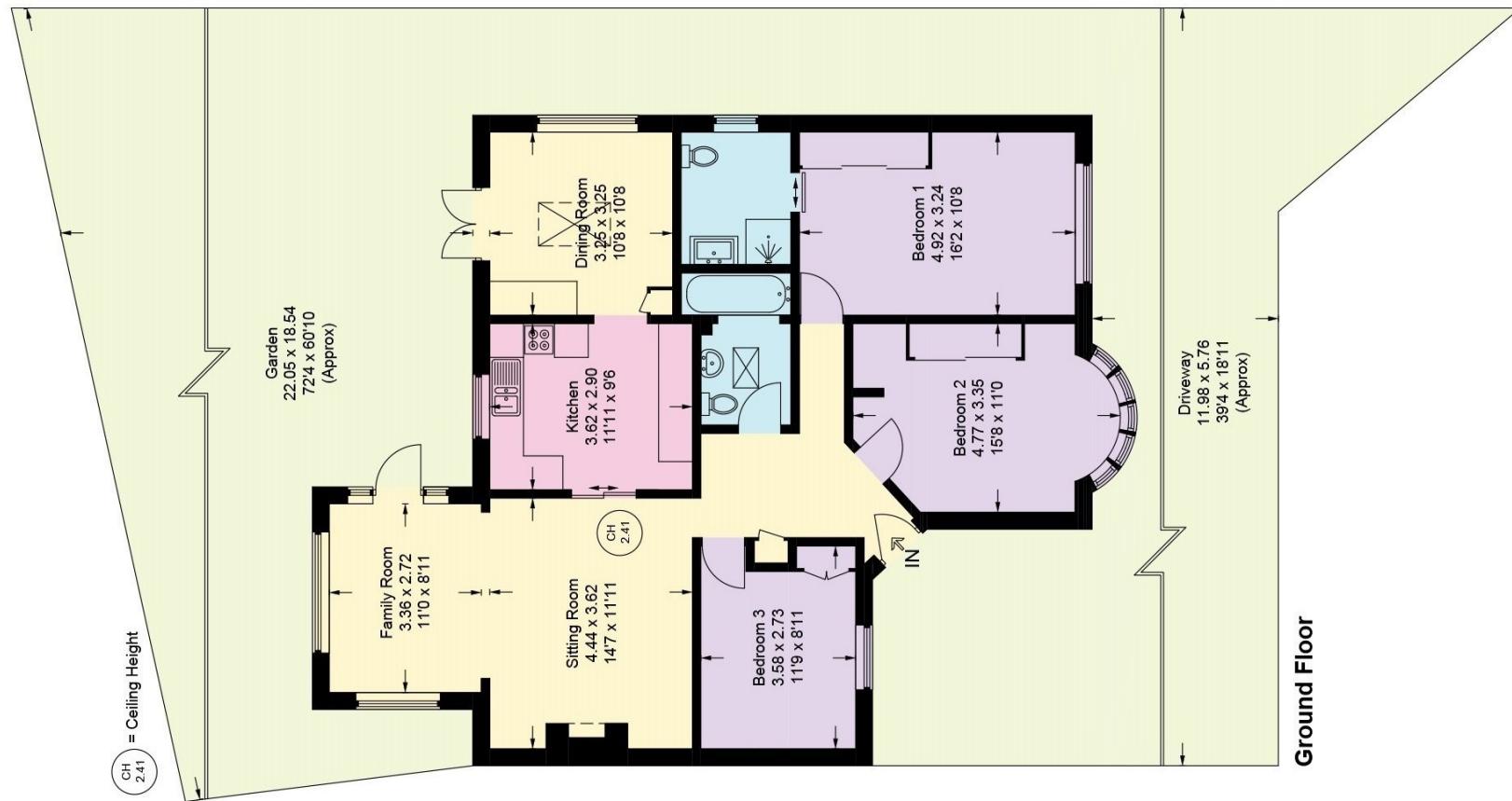
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Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft



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